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GENERAL PLAN
FREMONT, CALIFORNIA

date?

FREMONT . . . from orchard groves toward a balan

Northern California's second largest city in land area, with a progressive and innovative approach to urban growth—growing from a population at incorporation of 22,800 in 1956 to over 100,000 today—is located in the southernmost part of Alameda County. The hill lands along the eastern boundary of the City merge with a central plain and gradually give way to salt flats along 11 miles of the San Francisco Bay shoreline. Located nearly midway between Oakland and San Jose, Fremont's physical location is enhanced by such geographical characteristics as:

- abundant natural and man-made recreational facilities.
- large vacant land areas for recreational, commercial office, and industrial uses.
- a temperate climate with virtually no extremes. A mean maximum summer temperature of 64° and a mean minimum winter temperature of 48°. An annual rainfall of 15 inches with the maximum amount occurring between November and February.
- a transportation system composed of 2 major railroads, a well developed freeway system, a planned rapid transit facility, and a coordinated local thoroughfare system.



Map of Fremont, California

ced urban environment:



Planned residential development

The General Plan—a tool for city development

Legislative Policy Document—The General Plan is a legislative policy document for the orderly development of the City. The Fremont General Plan consists of a map showing the general extent and relative location of industrial, commercial, office, and residential activities and the appropriate public facilities such as major streets, schools, and fire stations necessary to serve the activities planned. The General Plan also contains a textual document, which sets forth objectives and standards. Additionally, a city may express these objectives and standards in a more refined manner in the form of development policies.

A Broad, Long Range, Comprehensive Document—The General Plan is general in that policies implicit in the plan relate generally to lands and do not define precise locations or alignments; the plan is long range in that it projects land use and service relationships into the future by 20-25 years (sometimes described as a “horizon” or “ultimate development” plan); the plan is comprehensive in that it deals with all land use relationships, public and private.

Fremont General Planning History — Prior to incorporation, the Fremont area was included in preliminary plans, zoning, and subdivision ordinances prepared by Alameda County. Shortly after the City’s incorporation on January 23, 1956, a preliminary General Plan was prepared and submitted to the Planning Commission and the City Council. In October 1956, this plan was adopted as the guide for Fremont’s future physical development. Since that time, the General Plan has been periodically updated and amended. For the most part, however, these changes have amplified, rather than modified, the goals established in 1956. The primary goal of the 1956 plan was to develop a single unified City, rather than a loose federation of separate communities. In 1965, special planning studies were commenced as part of a broad two-year program to revise and update the General Plan—called the “701 Program” because the program was financed, in part, with the Federal funds authorized under Section 701 of the Housing Act of 1954. The revised General Plan as updated by a comprehensive “701 Program” was adopted by the Planning Commission on July 7, 1969, and the City Council July 15, 1969.



The General Plan . . .

a valuable tool composed of several parts

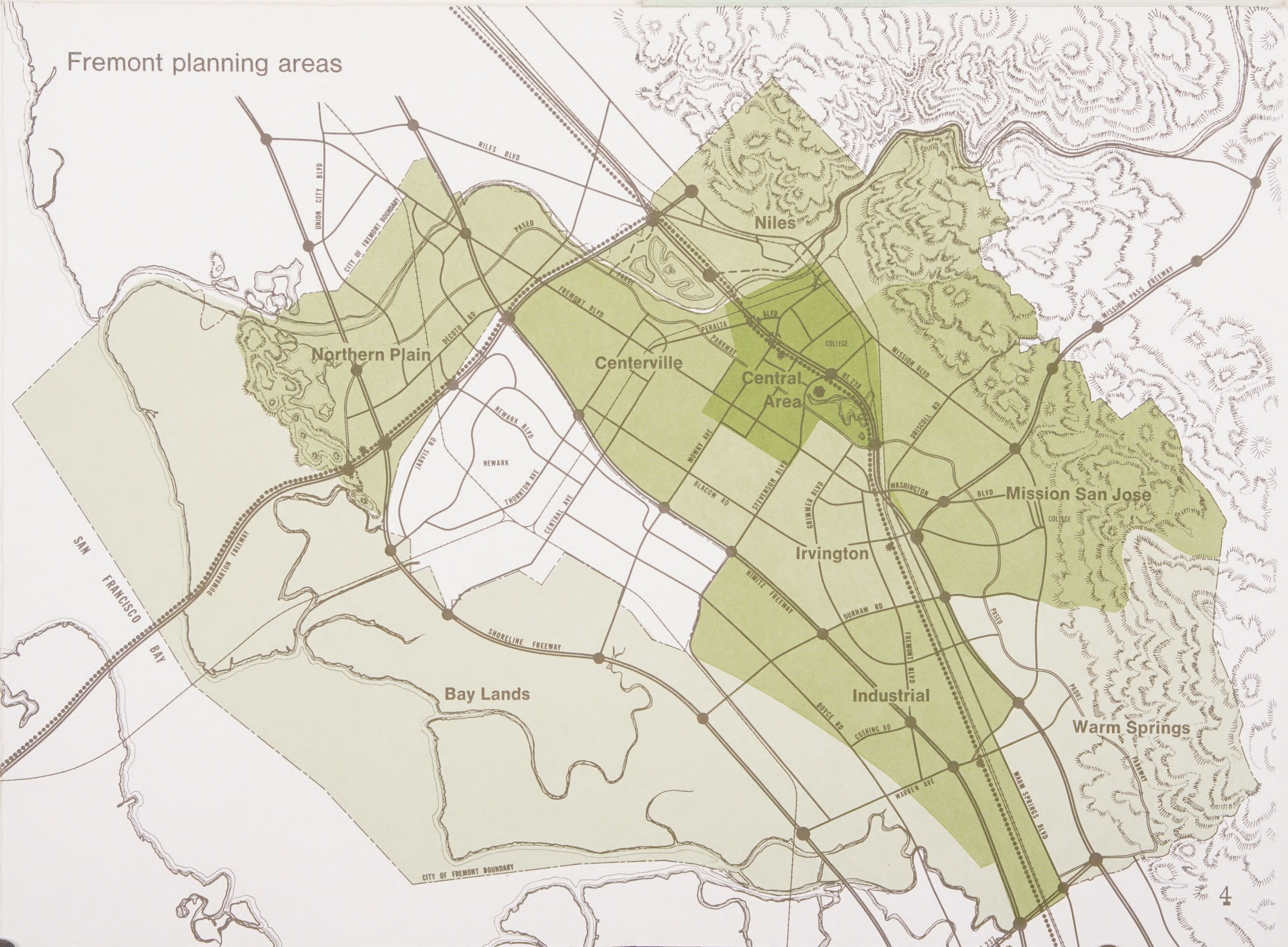
Summary Map: The Summary Map, on the reverse side of this page, functions as a key to the planning system. It summarizes the pieces of the General Plan into one document, gives an overall schematic illustration of the planned physical development for Fremont, BUT MAY NOT BE used without the rest of the General Plan.

Area Plans: The City is divided into several planning areas to provide greater detail. (See page 4 for the location and configuration of these areas.) Additional and more detailed plan maps should be referred to when information on any specific area or location in the City is desired.

General Plan Policy Text: The textual document consists of assumptions, overall goals, and policies for the City; and policies for community and special areas.

Special Elements: Special studies relate to transportation, recreation, community design, public buildings and facilities, quarry policies, public utilities, and housing.

Fremont planning areas

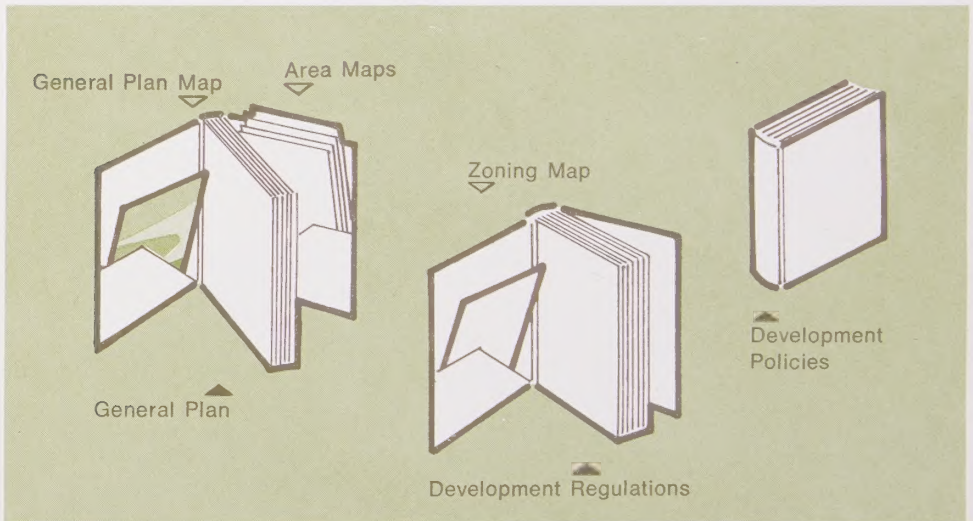


General Plan Implementation - plan accomplishment with three additional city development tools

I MUNICIPAL CODE

- **Building Code** — Regulates the construction, moving, and alteration of buildings.
- **Precise Plan Maps** — Establishes future street right-of-way, special building setbacks, easements, and other relevant matters.
- **Subdivision Regulation** — Regulates the subdivision of land.
- **Zoning Regulations and Map** — Divides the City into a series of “districts” (each conforming with the General Plan) and sets forth the restrictions within each “district” to insure that land uses are properly situated and compatible with one another.

Fremont Development Manual

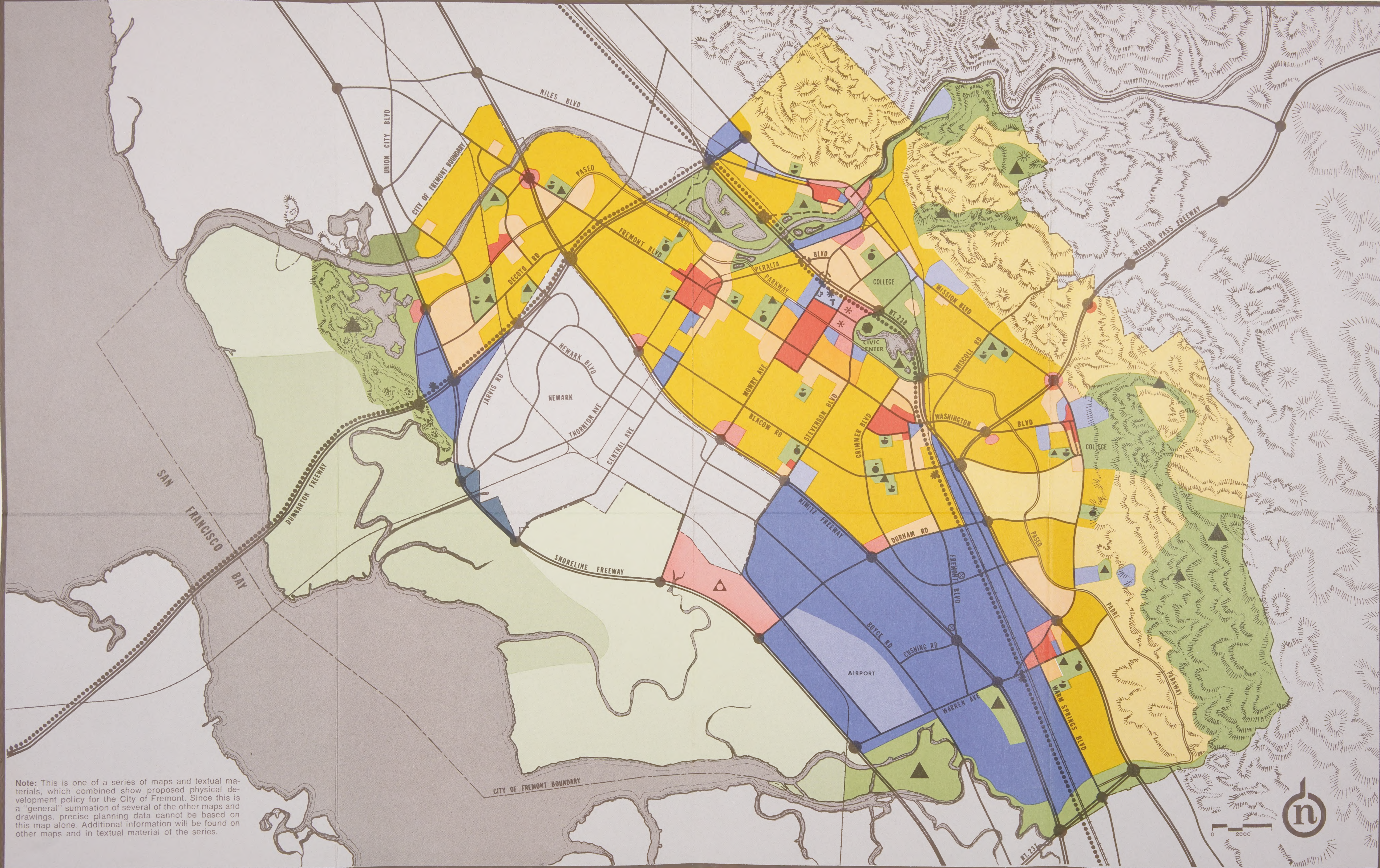


II RESOLUTIONS — Development Policy Statements

- Various resolutions are passed on a number of subjects to guide the City Council, Planning Commission, City Staff, and private developers when considering, proposing, or commencing development of a property in Fremont.

III CAPITAL IMPROVEMENT PROGRAM AND BUDGET

- Planned expenditure of public funds for streets, parks, buildings, and other public improvements are a direct way the General Plan is implemented.



Note: This is one of a series of maps and textual materials, which combined show proposed physical development policy for the City of Fremont. Since this is a "general" summation of several of the other maps and drawings, precise planning data cannot be based on this map alone. Additional information will be found on other maps and in textual material of the series.



Fremont, California

GENERAL PLAN

summary map

The preparation of this map was financed in part through an Urban Planning Grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended. Consultants for the project were Williams and Moline, San Francisco.

Legend

- | | | | | | | |
|---|--|---|---|---|--|---|
| <div>Residential Densities</div> <div><div>Very Low</div><div>Low</div><div>Medium</div><div>High</div><div>Very High</div></div> | <div>Dwelling units per gross acre</div> <div><div>0.25 - 2.3</div><div>2.0 - 6.5</div><div>6.5 - 18.0</div><div>18.0 - 27.0</div><div>27.0 - 35.0</div></div> | <div>Core and Community Centers</div> <div>Activity Corridor</div> <div>Thoroughfare or Visitor Commercial **</div> <div>Commercial Recreation</div> <div>Residential and Commercial Combined</div> | <div>Industry</div> <div>Professional/Administrative</div> <div>Institutional and Other Primary Activities</div> <div>Research/Administrative</div> <div>Salt Ponds and Marshland</div> | <div>Agriculture and Open Space</div> <div>Regional Park*, Citywide Park, Community Park</div> <div>Wildlife Refuge—Primary Use, Salt Evap. Ponds, Sec. Use</div> <div>Community College</div> <div>High School</div> <div>Junior High School</div> | <div>Hospital</div> <div>Commercial-Industrial Center</div> <div>Interchange, Proposed</div> <div>Interchange, Alternate</div> <div>Freeway or Expressway</div> <div>Freeway</div> | <div>Parkway</div> <div>Thoroughfare</div> <div>Thoroughfare Subject to Further Study</div> <div>Rapid Transit/Station</div> <div>Transportation Center</div> <div>Railroad</div> |
|---|--|---|---|---|--|---|

*For Trails, Historic Resources, and Historic Parks refer to the RECREATION ELEMENT of the General Plan.
**See City Council Resolution Number 1313.
* Denotes a change made subsequent to publication of this map.

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